



Line Table

LINE	LENGTH(L)	BEARING
L1	42.32'	N 43°31'52" E
L2	30.03'	N 43°31'52" E
L3	42.53'	S 46°28'08" E
L4	30.26'	S 46°28'08" E
L5	15.00'	N 88°40'35" E
L6	15.00'	N 88°41'56" E
L7	22.54'	N 25°53'37" E
L8	16.63'	N 39°39'01" W

Benchmark 1

5/8" REBAR - 1 1/2" ALUMINUM CAP-FLUSH-STAMPED "542", SET SOUTHEAST OF THE INTERSECTION OF E 121ST ST S AND S 145TH E AVE.
(366994.652N, 2614820.011E)
ELEVATION = 670.66 (NAVD 88)

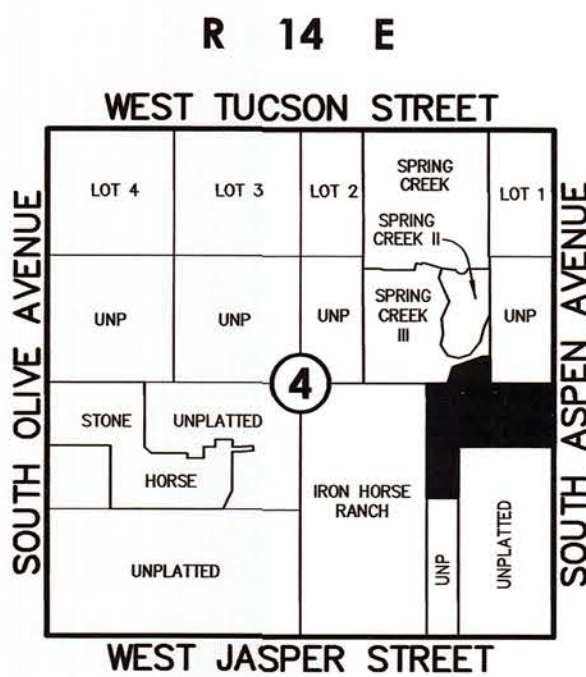
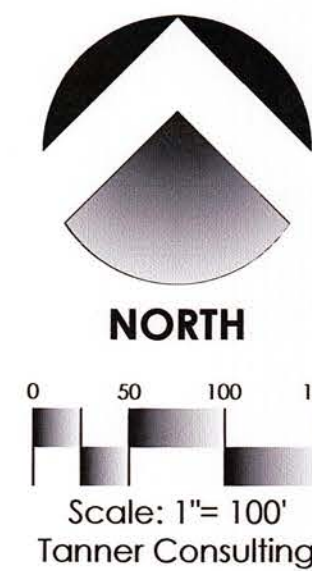
Benchmark 2

SPIKE FOUND IN WEST SIDE OF POWER POLE APPROX 2' ABOVE GROUND LOCATED ON THE WEST SIDE OF S 145TH E AVE AND APPROX 450' NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, T 17 N, R 14 W.
(364241.20N, 2614838.76E)
ELEVATION = 650.27 (NAVD 88)

Aspen Ridge

PUD 244

ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (W/2 SW/4 NE/4 SE/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 SE/4 NE/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA



Location Map

Scale: 1"= 2000'

SUBDIVISION CONTAINS:
FIFTY-FOUR (54) LOTS
IN FOUR (4) BLOCKS & FOUR (4) RESERVES
GROSS SUBDIVISION AREA: 26.292 ACRES

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
DOC	DOCUMENT
ESMT	EASEMENT
LNA	LIMITS OF ACCESS
O.D.E.	OVERLAND DRAINAGE EASEMENT
R.A.	RESTRICTED ACCESS - SEE NOTE 4
SEP INSTR	SEPARATE INSTRUMENT
U/E	UTILITY EASEMENT
12345	ASSIGNED ADDRESS

SURVEYOR/ENGINEER:

Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:

Stone Horse Development, LLC
CONTACT: BRIAN DOYLE
12150 E. 96th St. Suite 200
Owasso, OK 74055
Phone: (918)376-6533

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(1) FOUND BRASS CAP, MARKED LS623, AT THE SOUTHEAST CORNER OF SECTION 4;
(2) FOUND 5/8" REBAR WITH CAP, MARKED LS1253, AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SECTION 4;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°36'53" WEST.
- WHERE BUILDING SETBACK IS LESS THAN 25 FEET FROM A STREET RIGHT-OF-WAY LINE, NO ACCESS IS ALLOWED TO ABUTTING STREET.
- ACCESS AT THE TIME OF THE PLAT IS PROVIDED BY SOUTH ASPEN AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- ALL AREAS WITH STRUCTURAL DEVELOPMENT ARE OUTSIDE THE BOUNDARY OF THE 100-YEAR FLOODPLAIN IN ACCORDANCE WITH FEMA LOMA CASE NUMBER 12-06-3225P.
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF A LEGAL DESCRIPTION.



APPROVED 8/10/2016 by the City Council of the City of Broken Arrow, Oklahoma.
Mayor: *[Signature]*
Attest: City Clerk

Aspen Ridge
CASE NO. PT15-120
SHEET 1 OF 3

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(CB)	CHORD(DI)
1	39.27'	25.00'	90°00'00"	N43°40'35"E	35.36'
2	39.27'	25.00'	90°00'00"	N46°19'25"W	35.36'
3	16.09'	25.00'	36°52'12"	N19°45'31"W	15.81'
4	142.89'	50.00'	163°44'23"	N43°40'35"E	98.99'
5	16.09'	25.00'	36°52'12"	N72°53'19"W	15.81'
6	16.09'	25.00'	36°52'12"	N70°14'29"E	15.81'
7	142.89'	50.00'	163°44'23"	N46°19'25"W	98.99'
8	16.09'	25.00'	36°52'12"	N17°06'41"E	15.81'
9	52.13'	75.00'	39°49'17"	N18°35'14"E	51.08'
10	105.04'	125.00'	48°08'47"	N22°44'59"E	101.98'
11	19.05'	25.00'	43°39'57"	N24°59'23"E	18.60'
12	240.48'	50.00'	275°34'12"	N39°03'29"W	67.19'
13	26.28'	25.00'	60°13'45"	N68°36'44"E	25.09'

Backflow Preventer Table

BLOCK	LOT	PAD ELEV	HIGHEST ADJACENT RIM ELEVATION
1	1	643.80	646.40
1	2	643.95	647.90
1	3	643.95	648.00
1	4	644.30	648.00
1	5	644.50	653.10
1	6	647.40	653.10
2	1	648.80	653.10
2	2	647.80	653.10
2	17	630.50	635.90
2	18	641.10	648.20
2	19	644.40	648.20
3	1	644.45	647.00
3	2	645.10	647.00
3	7	646.05	647.00
3	8	644.75	647.00
3	9	643.50	647.00
3	10	642.70	647.00
3	11	644.35	647.00
3	12	645.95	647.00
3	15	646.90	647.00
3	16	645.70	647.00
3	18	644.20	647.00
4	1	644.80	648.20
4	2	646.30	648.20
4	3	647.50	648.20
4	4	647.45	648.20
4	5	646.50	648.20
4	6	645.35	648.20
4	10	644.46	646.44
4	11	645.15	646.44

* BACKFLOW PREVENTER REQUIRED

CERTIFICATE

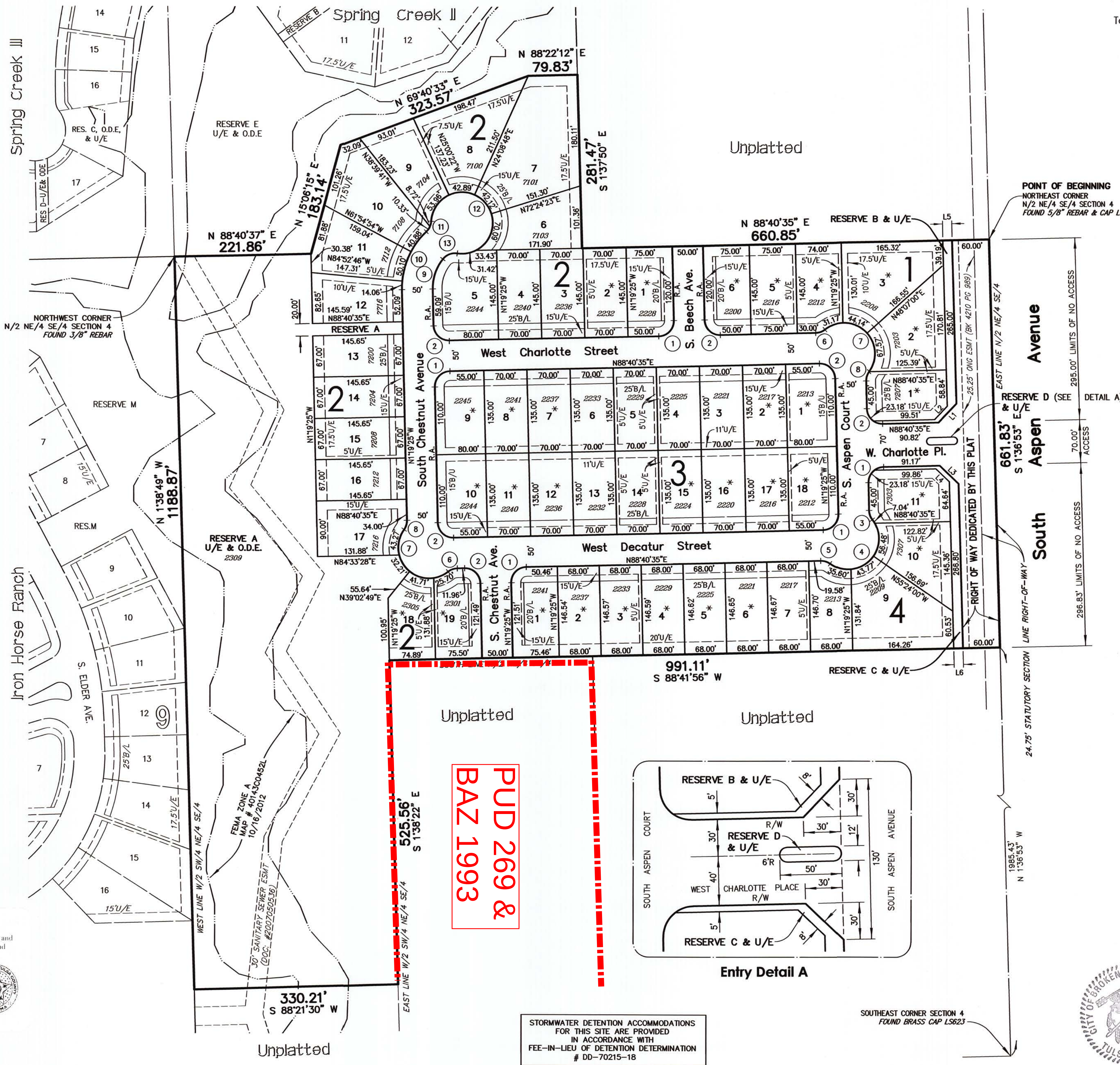
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$14,008.00 per trust receipt no. 14764 to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes in full but is given in order that this plat may be filed on record. 2017 taxes may exceed the amount of the security deposit.

Dated: 02/07/2017
Dennis Semler
Tulsa County Treasurer
By: *[Signature]*
Deputy

STATE OF OKLAHOMA
COUNTY OF TULSA } SS
I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the 7th day of February 2017
MICHAEL WILLIS, Tulsa County Clerk
By: *[Signature]*
Deputy

DATE OF PREPARATION: January 4, 2017



STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # 00-70215-18